

32-63-15
#1182
TRANSFER
TAX
PAID

RELEASE DEED

017305

Key Bank of Maine, a Maine corporation with a place of business in Augusta, County of Kennebec and State of Maine, for consideration paid, releases to William A. Lee, III and Linda H. Lee, of Waterville (151 Western Avenue), County of Kennebec and State of Maine, as joint tenants, certain property situated in Waterville, County of Kennebec and State of Maine, and more particularly bounded and described in Exhibit A annexed hereto.

Subject to all municipal liens and encumbrances, including but not limited to real property taxes, whether or not of record in the Kennebec Registry of Deeds. Further subject to all real estate transfer taxes.

For Grantor's source of title reference may be had to the mortgage deed of Daniel A. Sauter to Key Mortgage Funding, Inc. dated May 4, 1992 and recorded in the Kennebec Registry of Deeds in Vol. 4119, Page 265. Said mortgage deed was assigned to the Grantor by an assignment dated September 14, 1995 and recorded in said Registry at Vol. 4986, Page 328. The Grantor foreclosed said mortgage pursuant to an Order and Judgment of Foreclosure entered by the Superior Court for Kennebec County dated January 24, 1996 in an action commenced sub nom. Key Bank of Maine vs. Daniel A. Sauter et al., Docket No. CV-95-409. This deed is a conveyance of all right, title and interest of the Grantor and all parties to said action in and to the above property pursuant to 14 M.R.S.A. § 6323.

In witness whereof, Key Bank of Maine has caused this instrument to be executed by James L. Roberto, Its Banking Officer duly authorized this 8th day of July, 1996.

Witness:

KEY BANK OF MAINE

David C. Ashley
David C. Ashley

By: James L. Roberto
Name: James L. Roberto
Title: Banking Officer

State of New York
Erie, ss.

July 8th, 1996

Personally appeared the above-named James L. Roberto, Banking Officer of Key Bank of Maine, and acknowledged the foregoing instrument by him/~~her~~ signed to be his/~~her~~ free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Rozanna M. Maltbie
Notary Public (signature)

Printed Name:

ROZANNA M. MALTBIÉ
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Dec. 15, 1996

SEAL



32-63-15

THE UNIT known and designated as Unit 15 in RIDGEWOOD WEST CONDOMINIUMS located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Melvin Beck, Professional Engineer, entitled "Ridgewood West Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87232. Specific reference is made to the RIDGEWOOD WEST CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 3, 1987 and is recorded in said Registry of Deeds in Book 3280, Page 162, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87233 through #E-87236.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

[Being the same premises described in the mortgage deed of Daniel A. Sauter to KeyCorp Mortgage Inc., dated May 4, 1992, and recorded in the Kennebec County Registry of Deeds in Book 4119, Page 265.]

RECEIVED KENNEBEC SS.

1996 JUL 16 AM 9:00

 ATTEST: *Melvin Beck*
 REGISTER OF DEEDS